101.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,366,400 / 1,366,400
					USE VALUE:	1,366,400 / 1,366,400
					ASSESSED:	1,366,400 / 1,366,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROY AJAY KUMAR
Owner 2:	KAUL SHILPA
Owner 3:	
Street 1:	6 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEDHAM DEVELOPMENT LLC -
Owner 2:	-
Street 1:	77 OAK STREET SUITE B3
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02464

NARRATIVE DESCRIPTION

This parcel contains 6,140 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 4550 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6140.000	942,700	800	422,900	1,366,400
Total Card	0.141	942,700	800	422,900	1,366,400
Total Parcel	0.141	942,700	800	422,900	1,366,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.34 | /Parcel: 300.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65495
GIS Ref	
GIS Ref	
Insp Date	08/08/18

!8126!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	941,300	800	6,140.	422,900	1,365,000	1,365,000	Year End Roll	12/18/2019
2019	101	FV	798,300	800	6,140.	429,000	1,228,100	1,228,100	Year End Roll	1/3/2019
2018	101	FV	527,700	800	6,140.	320,200	848,700	848,700	Year End Roll	12/20/2017
2017	101	FV	164,400	600	6,140.	290,000	455,000	455,000	Year End Roll	1/3/2017
2016	101	FV	164,400	600	6,140.	277,900	442,900	442,900	Year End	1/4/2016
2015	101	FV	163,500	600	6,140.	235,600	399,700	399,700	Year End Roll	12/11/2014
2014	101	FV	163,500	600	6,140.	223,600	387,700	387,700	Year End Roll	12/16/2013
2013	101	FV	163,500	600	6,140.	212,700	376,800	376,800		12/13/2012

PRINT

Date	Time
12/10/20	22:42:40

LAST REV

Date	Time
11/01/18	16:58:39
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8126

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDHAM DEVELOPM	70097-229		10/18/2017		1,299,000	No	No		
NORMAN A DALE,	68104-242		9/28/2016	Change>Sale	579,000	No	No		
	11759-633		10/30/1969		28,500	No	No		Alice Norman dod 11/14/2013 BK 68104 PG 238.

USER DEFINED

Prior Id # 1:	65495
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2018	412	Redo Bas	39,000	C				
11/28/2017	1571	New Wind	7,950	C				
12/8/2016	1508	Addition	290,000	O				
10/25/2016	1306	Demoliti	16,000	O				for future expansi
8/14/2009	703	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	294	PATRIOT
10/25/1999	Meas/Inspect	256	PATRIOT
8/9/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6140		Sq. Ft.	Site		0	70.	0.98	5									422,940						422,900	

Total AC/HA: 0.14096 | Total SF/SM: 6140 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,940 | Spl Credit | Total: 422,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1958	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96143401
Const Adj.:	1.34986496
Adj $ / SQ:	162.226
Other Features:	126844
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	954158
Depreciation:	11450
Depreciated Total:	942708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

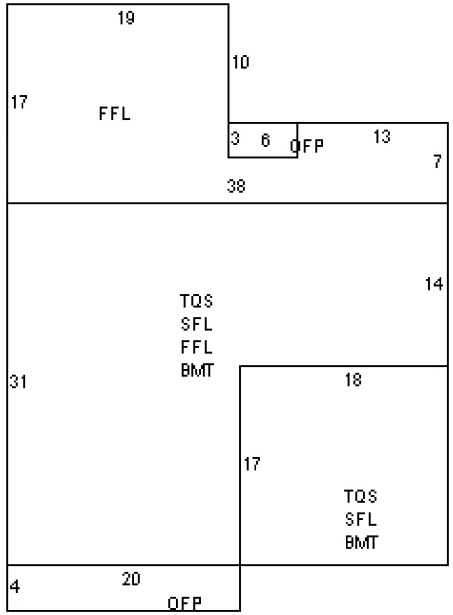
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.29
Special Features:	0	Val/Su Net:	202.82
Final Total:	942700	Val/Su SzAd	279.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,310	162.230	212,516
BMT	Basement	1,178	93.690	110,361
SFL	Second Floor	1,178	162.230	191,102
TQS	3/4 Story	884	162.230	143,326
OFP	Open Porch	98	45.000	4,410

Net Sketched Area:	4,648	Total:	661,715
Size Ad	3371.5	Gross Are	4942	FinArea	4550
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	2010	0.00	T	7.2	101						
19	Patio	D	Y	1	10X12	G	AV	2017	6.72	T	5	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc